

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING & BUILDING

MARVIN A. ROSE, INTERIM DIRECTOR

THIS IS A NEW PROJECT REFERRAL

 Date			Name Phone
IF YOU HA'	VE "N	10 COI	MMENT," PLEASE SO INDICATE, OR CALL.
			oval, or state reasons for recommending denial.
			OUR RECOMMENDATION FOR FINAL ACTION. any conditions of approval you recommend to be incorporated into the
DADT III. 1	NDIC	ATE V	OLID DECOMMENDATION FOR FINAL ACTION
		NO	reduce the impacts to less-than-significant levels, and attach to this letter.) (Please go on to PART III.)
	REV		SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA (Please describe impacts, along with recommended mitigation measures to
	_		nust obtain comments from outside agencies.)
		YES NO	(Please go on to PART II.) (Call me ASAP to discuss what else you need. We have only 10 days in which
PART I: IS			CHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?
			h your comments attached no later than 14 days from receipt of this referral. within 60 days. Thank you.
			7 & 035-032-018
lines, allo	catir	ıg +/-	c, owned by Theodore Plemons) to +/- 26 ac and move parcel w/ new lo 10.7 acres to APN 035-032-018 (owned by S&A Vineyards); project 868 Camino Vina & 580 Camino Vina in Paso Robles.
PROJECT	DES	CRIPT	& NAME: SUB2017-00045 COAL0092 PLEMONS / S&A Vineyards TON: Proposed Lot Line Adjustment to reduce APN 035-032-017
FROM:		Deve	Wahler (805-781-5621 or twahler@co.slo.ca.us) opment Review Team / Current & Environmental Planning
TO:			istrict Legislative Assistant, Agricultural Commissioner, Environmental h*, Public Works*, Creston Advisory Body
DATE:		12/27	7/2017
			•

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY □ Public Lot □ Receiving Site □ Reversion to Acreage □ Condominium (new or conversion) □ Sending Site □ Road Abandonment □ Road Name □ Tract Map □ Parcel Map □ Lot Line Adjustment □ Amendment to approved land division	SUB2017-00045 COAL0092 PLEMONS THEOD Lot Line Adjustment LOT LINE ADJUSTMENT - REDUCE APN 035-032-017+/- 26 ACRES (CURRENTLY 36.7 NCELPO/ NCELPO AG
APPLICANT INFORMATION Check box for contact person a □ Landowner Name S & A Vineyards LLC / Theodore V. Plemons Mailing Address 868 Camino Vina & 580 Camino Vina,, Paso Robles, CA Email Address: steve@casswines.com	assigned to this project Daytime Phone (805) 239-0873 Zip Code 93446
☐ Applicant Name	Zip Code
Agent Name Kirk Consulting - Francisco Vargas Mailing Address 8830 Morro Road, Atascadero CA Email Address: Francisco@kirk-consulting.net	Daytime Phone (805) 461-5765 Zip Code 93422
PROPERTY INFORMATION Total Size of Site: +/- 302.3 Acres Assessor Pacegal Description: PM 55-76 PAR 5 and PM 55-76 PAR 6 (Refer to LLA Map) Address of the project (if known): 868 Camino Vina & 580 Camino Vina, Pasce Directions to the site (including gate codes) - describe first site, then nearest roads, landmarks, etc.: Primary access is off of Camino Vina can be accessed from Geneseo Road. Parcel 1 can also be accessed off of 7350 Linder Describe current uses, existing structures, and other improved 035-032-017: Existing residence / 035-032-018: Existing residence and Agriculting the company of t	with name of road providing primary access to the main vina nne Road. ments and vegetation on the property:
PROPOSED PROJECT Describe the proposed project (include sq. ft. of all buildings): & move parcel with creating new lot lines: S24*22*16 W658.73* & S43*05'32 E1240.39* - Allocate	Reduce APN 035-032-017 owned by Theodore V. Plemons to +/- 26 acres (Currently +/- 36.7 acres) te +/- 10.7 acres to APN 035-032-017 owned by S & A Vineyards LLC.
LEGAL DECLARATION I, the owner of record of this property, have completed this for are true. I do hereby grant official representatives of the cour	nty authorization to inspect the subject property.
FOR STAFF USE ONLY	Date

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:				
What is the proposed density or parcel size?: Parcel One: 26 acres & Parcel Two: 276.3 acres				
Number of existing lots, parcels or certificates: 2 Parcels Existing parcel sizes: +/- 302.3 Acres				
What will the property be used for after division: Property uses will remain the same. Residential and Agriculture. Is the property part of a previous subdivision that you filed? Yes No				
Is the property part of a previous subdivision that you filed? If Yes, what was the map number: Tract No: CO COAL				
Have you reviewed county records to determine if the subject property has ever been the subject of:				
A recorded certificate of compliance or a recorded map? Yes				
Building permits or other approval? ☐ Yes ☐ No				
If you answered Yes to either question, please provide copies of all applicable materials.				
Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☐ No				
Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ✔No				
If yes, what is the acreage of all property you own that surrounds the project site?				
, es,a property year on and carrounds the project site .				
Describe existing and future access to the proposed project site: Both properties are accessible from Camino Vina.				
Access to both properties is to remain the same.				
Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses): North: Agriculture South: Agriculture				
East: Agriculture West: Agriculture				
Proposed water source: On-site well Other Other				
☐ Community System - List the agency or company responsible for provision: ☐ Do you have a valid will-serve letter? ☐ Yes (If yes, please submit copy) ☐ No				
bo you have a valid will-serve letter? • • • • • • • • • • • • • • • • • • •				
Proposed sewage disposal: ☐ Individual on-site system ☐ Other				
☐ Community System - List the agency or company responsible for sewage disposal:				
Do you have a valid will-serve letter? ☐ Yes (If yes, please submit copy) ☐ No				
Fire Agency: List the agency responsible for fire protection: Cal Fire				
List available or proposed utilities: ☐ Gas ☐ Telephone ☐ Electricity ☐ Cable TV				
Adjustments: Are you requesting any adjustments? ☐ Yes ☐ No ☐ If Yes, please complete: ☐ Parcel & site design (21.03.010(c)) ☐ Access & circulation design (21.03.010(d)) ☐ Flood hazard & drainage (21.03.010(e)) ☐ Water supply (21.03.010(f)) ☐ Sewage Disposal (21.03.010(g)) ☐ Public Utilities (21.03.010(h)) ☐ Road Exception (21.03.010(d)) ☐ Briefly describe the reasons for the request				

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):					
How	How are you proposing to meet the requirements of the Quimby Ordinance:				
□ Đ	edicate property for park & recreation purposes ☐ Pay the in lieu fee				
O R	equest credit for common open space (if you are choosing this option, please complete below)				
A	creage of open space: Average slope of open space:				
Đ	escribe the on-site recreational amenities being proposed and their location on the open space:				
S	pecify the proposed ownership and method of maintenance of the open space:				
=					
- Affo 23):	rdable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title				
23):	rdable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title ur project a:				
23):					
23): Is ye	ur project a:				

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No	

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer ALL of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1.	Describe the topography of the site:				
	Level to gently rolling, 0-10% slopes:	174.7	acres		
	Moderate slopes - 10-20%:	38.1	acres		
	20-30%:	30.9	acres		
	Steep slopes over 30%:	57.64	acres	N/	
2.	Are there any springs, streams, lakes or m	narshes on	or near the site?	Yes	□ No
	If yes, please describe: There are streams on both 0	35-032-017 and	035-032-018		17
3.	Are there any flooding problems on the sit			☐ Yes	₩ No
	If yes, please describe:				
4.	Has a drainage plan been prepared?			☐ Yes	No
	If yes, please include with application.			_	
5.	Has there been any grading or earthwork	on the proj	ect site?	Yes Yes	☐ No
	If yes, please explain: Grading for existing structure	es. PMT2016-080	004. C5238. C1955		
6.	Has a grading plan been prepared?			☐ Yes	☐ No
	If yes, please include with application.				7
7.	Are there any sewer ponds/waste disposa	l sites on/a	adjacent to the project?	☐ Yes	No
8.	Is a railroad or highway within 300 feet of	your projec	ct site?	□ Yes	₩ No
9.	Can the proposed project be seen from su	irrounding	public roads?	Yes	☐ No
	If yes, please list: Linne Road, Geneseo Road		•		

Water Supply Information

No changes to water supply are proposed. See LLA Map for location of existing wells.

1.	What type of water supply is proposed?
	☐ Individual well ☐ Shared well ☐ Community water system
2.	What is the proposed use of the water?
	Residential Agricultural - Explain Existing residences on both sites and a vineyard on parcel 035-032-018
	☐ Commercial/Office - Explain
	☐ Industrial — Explain
3.	What is the expected daily water demand associated with the project? No new demand is anticipated
4.	How many service connections will be required?
5.	Do operable water facilities exist on the site?
0	Yes No If yes, please describe:
6.	Has there been a sustained yield test on proposed or existing wells?
7	☐ Yes ☐ No If yes, please attach.
7.	Does water meet the Health Agency's quality requirements? ☐ Yes ☐ No
	Bacteriological?
	Physical ☐ Yes ☐ No Water analysis report submitted? ☐ Yes ☐ No
8.	Please check if any of the following have been completed on the subject property and/or
0.	submitted to County Environmental Health.
	□ Well Driller's Letter □ Water Quality Analysis (□ OK or □ Problems)
	□ Will Serve Letter □ Pump Test Hours G.P.M
	☐ Will Serve Letter ☐ Pump Test ☐ Hours ☐ G.P.M. ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
Ple	ase attach any letters or documents to verify that water is available for the proposed project.
Sev	vage Disposal Information No new leach fields are proposed.
16 -	
ir a	n on-site (individual) subsurface sewage disposal system will be used:
1	Has an engineered percolation test been accomplished?
	☐ Yes ☐ No If yes, please attach a copy.
2	What is the distance from proposed leach field to any neighboring water wells?
	Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent
	lands, due to steep slopes, impervious soil layers or other existing conditions?
	☐ Yes ☐ No
4.	Has a piezometer test been completed?
	☐ Yes ☐ No If 'Yes', please attach.
5.	Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
	☐ Yes ☐ No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)
lf a	community sewage disposal system is to be used:
1	—Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
	Distance to nearest sewer line: Location of connection:
	What is the amount of proposed flow?G.P.D.
3	Does the existing collection treatment and disposal system have adequate additional capacity to accept the
	proposed flow? ☐ Yes ☐ No
Sal	id Waste Information No change to solid waste is proposed or required
301	id Waste Illivillation INO change to solid waste is proposed or required
	The change to solid waste is proposed or required
	The sharige to delia waste to proposed of required
	What type of solid waste will be generated by the project?
1	What type of solid waste will be generated by the project?

	Where is the waste disposal storage in relation to buildings? □ Does your project design include an area for collecting recyclable materials and/or composting materials? □ Yes □ No			
Con	nmunity Service Information			
2. 3. 4.	Name of School District: Location of nearest police station: Location of nearest fire station: Cal Fire - Meridian - Station #36 Location of nearest public transit stop: Paso Express (SLO RTA) Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?			
<u>Hist</u>	oric and Archeological Information			
	Please describe the historic use of the property: Please refer to Negative Declaration (ED15-179) for previously approved Conditional Use Permit (DRC2015-00038)			
	Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No If yes, please describe:			
3.	Has an archaeological surface survey been done for the project site? If yes, please include two copies of the report with the application.			
<u>Agri</u>	cultural Information			
agri 1.	Is the site currently in Agricultural Preserve (Williamson Act)? If yes, is the site currently under land conservation contract? If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail:			
	<u>cial Project Information</u> Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan):			
	Will the development occur in phases? ☐ Yes ☐ No If yes describe: Do you have any plans for future additions, expansion or further activity related to or connected with this			
	proposal?			
4.	Are there any proposed or existing deed restrictions? If yes, please describe:			
Ene	rgy Conservation Information			
1.	Describe any special energy conservation measures or building materials that will be incorporated into your project *: *The County's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.			

Environmental Information

1.	List any mitigation measures that you propose to lessen the impacts associated with your project: No development is proposed. No impacts are anticipated.			
2.	Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No If yes, please list:			
3.	Are you aware of any previous environmental determinations for all or portions of this property? ✓ Yes □ No			
	If yes, please describe and provide "ED" number(s): ED15-179			
Oth	er Related Permits			
1.	List all permits, licenses or government approvals that will be required for your project (federal, state and local):			
	(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project.)			



SUPPLEMENTAL DEVELOPMENT STATEMENT

December 2017 Lot Line Adjustment COAL 17-0092

Applicant:

Steve Cass (S & A Vineyards LLC) / Theodore V. Plemons,

Trustee of Theodore V. Plemons Revocable Living Trust

Project Address:

868 Camino Vina, Paso Robles, CA 93446

580 Camino Vina, Paso Robles CA 93446

APN:

S & A Vineyards LLC - Cass: 035-032-018 (Parcel 1)

Theodore Plemons: 035-032-017 (Parcel 2)

Site Area:

302.3 Acres

Land Use Designation:

Agriculture

Area Plan:

North County Planning Area, El Pomar-Estrella Sub Area

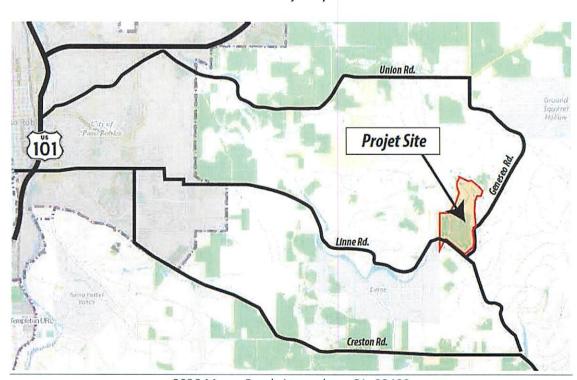
Williamson Act:

Parcel 1: Yes Parcel 2: No

Application:

Lot Line Adjustment- COAL 17-0092

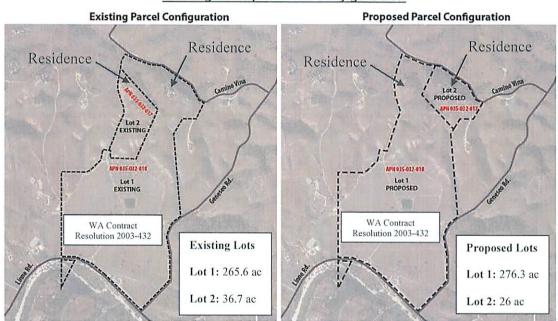
Vicinity Map



Proposal:

The proposed Lot Line Adjustment will adjust the lot lines between two lots of record. The proposed adjustment will be between a 36.7-acre parcel (035-032-017) owned by Theodore V. Plemons (Plemons) and a 265.6-acre parcel (035-032-018) owned by S & A Vineyards LLC (Cass).

The Lot Line Adjustment will reconfigure the parcels such that the existing 36-acre parcel owned by Plemons (APN 035-032-017) will be reduced in size and relocated to have frontage along Camino Vina Road closer to Geneseo Road. The Plemons parcel is being reduced in size by 10 acres in order for the Lot Line Adjustment to comply with California Government Code Section 51257.A3. The Cass parcel (APN 035-032-018) will increase in size by approximately 10 acres and become more uniform in shape than the existing lot configuration. The adjustment will result in the exchange of residences between both property owners and will not result in additional residential development. The exhibit below demonstrates the existing and proposed lot line configuration.



Existing & Proposed Lot Configuration

Existing Parcel Configuration:

Parcel 1: S & A Vineyards LLC - Cass (035-032-018)

The existing legal parcel was created from Certificate of Compliance COAL 99-0104, recorded in July 17, 2001 in Book 55, Page 76 of parcel maps, in the office of the County Recorder of San Luis Obispo. The size of the existing parcel is +/-265.6 acres.

Existing Access & Uses:

The Cass parcel is accessible off of Linne Road, Rockin One Way and Camino Vina. Current uses on the site include two residences (C1956 and PMT2003-01612), several

agricultural accessory structures and Cass Winery & Tasting Room (DRC2003-00003, DRC2008-00020, and DRC2015-00038). The agricultural uses include a 145-acre vineyard, an agricultural irrigation/fire water storage reservoir, and intermittent grazing. The parcel is subject to a Williamson Act Contract (2003).

A Conditional Use Permit (DRC2015-00038) was recently approved allowing the construction of a new +/- 13,000 SF Barrel Storage Building, a +/- 4,000 Bed & Breakfast Inn, and a special event program. A major grading permit for the Barrel Storage Building, and Bed & Breakfast Units was recently approved October 4, 2017 under PMT2016-08004. The construction permit for the Barrel Storage Building PMT2017-01057 was submitted October 4, 2017 and is currently under review by the County. The building permit for the Modular Bed and Breakfast is under review by the California Department of Housing and Community Development.

Parcel 2: Theodore V. Plemons (035-032-017)

Existing parcel 2 was created from Certificate of Compliance COAL 99-0104, recorded in July 17, 2001 in Book 55, Page 76 of parcel maps, in the office of the County Recorder of San Luis Obispo. The size of the existing parcel is +/-36.7 acres.

Existing Access & Uses:

Existing uses on Plemons Parcel include a single-family residence (PMT2013-0332). The parcel is not subject to a Williamson Act contract and there are currently no agricultural uses occurring on the property. The property overlies the Paso Robles Groundwater Basin and is within the Area of Severe Decline therefore irrigated agricultural uses on the site are not allowed per Ordinance 3308. Due to the existing steep topography of the parcel other crop production options such as dry farming are not feasible. Access to the property is provided by a 60' Ingress, Egress and P.U. Easement per 55/PM/76. The easement connects to Comino Vina to the North and Linne Road to the south.

Proposed Parcel Configuration:

Parcel 1 - Cass: (035-032-018)

The proposed Lot Line Adjustment will increase the size of Parcel 1 from 265.6 acres to 276.3 acres (approximately 10-acre increase). Parcel 1 will remain accessible off of Linne Road, Rockin One Way and Camino Vina. The increase in parcel size will not affect the existing uses including agricultural activities on the property nor affect the existing access to the property. The increase in the parcel size is required in order for the Lot Line Adjustment to be found consistent with the Ca. Government Code requirements for Lot Line Adjustments on parcels subject to a Williamson Act Contract. The Lot Line Adjustment will reconfigure the parcel so that additional lands suitable for grazing are added to the Williamson Act Contracted parcel (Cass). Refer to the following exhibit.

Increase in Grazing Land APROSS-022-017 Grazing Land (Steeper Slopes) APROSS-022-018 WA Contract Resolution 2003-374

Parcel 2 – Plemons: (035-032-017)

The Plemons parcel will decrease in size from 36.7 acres to 26 acres and will be "relocated" to the east with direct access from Camino Vina (existing access). As previously noted, there are no existing agricultural uses on the existing Plemons parcel therefore the parcel size reduction and relocation will not have a negative effect on any agricultural activities. Further, as discussed above, establishing farming activities within the existing Plemons parcel is not feasible due to topography and Ordinance 3308 irrigation restrictions. Relocating the Plemons parcel to the proposed location along Camino Vina will enable the property owner, Ted Plemons, to continue small scale farming activities given that the property already contains three Horse Stalls, a Tack Room and a Riding Arena with additional area that can potentially be used for dry farming. While the Plemons parcel will be reduced in size by 10 acres, it remains within the range of parcel sizes for the Agricultural land use category.

LLA Conclusion:

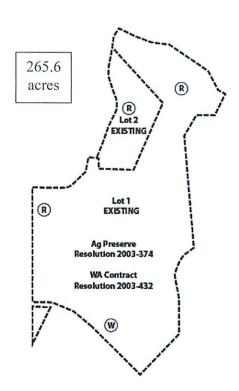
The resulting parcel configuration will maximize the farming activities on both parcels. The lot line adjustment will result in **two parcels** with agricultural activities whereas only **one parcel** contains farming operations today (Cass). It will also increase the size of the WA Contracted parcel 1 from 265.6 acres to 276.3 acres and designate the land suitable for grazing onto the same parcel (Cass). The proposed Lot Line Adjustment took into consideration the California Government Code Section 51257.A3 which restricts the WA Contracted land that can be amended, Title 21 Real Property Ordinance, Ordinance 3308 irrigation restrictions and the topography restrictions of the site. The WA Contract Amendment Restriction and Title 21 Real Property Ordinance Consistency are further discussed in the following sections.

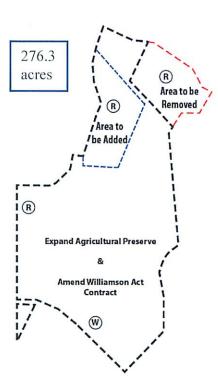
Agricultural Preserve (Williamson Act Contract Amendment):

Lot 1 (265.6 acres) is in Agricultural Preserve (Resolution 2003-374) and under an existing Williamson Act Contract (Resolution 2003-432). The Ag Preserve and Williamson Act Contract will be amended to reflect the new boundary configuration for lot 1. In order to rescind the existing contract and enter into a new contract, per California Government Code Section 51257 (a)(3), at least 90 percent of the land under the former Williamson Act Contract or contracts [shall] remain under the new contract. As proposed, the lot line adjustment would require 26 acres to be removed/replaced from the former Williamson Act Contract (Resolution 2003-432). Based on the existing acreage of parcel 1 (265.6 acres), the 26 acre area "removed/replaced" from the former contract equals 9.8%. This means that 90.2% of the former contract will remain under the new contract therefore it meets the requirement. It is important to note that the resulting net area of the WA Contract Amendment will increase in size as a result of the Lot Line Adjustment from 265.6 acres to 276.3 acres.

Existing WA Contract Boundaries

Proposed WA Contract Boundaries





Ordinance Consistency:

According to SB 497, as of January 1, 2002, and Section 21.02.030 of the Real Property Division Ordinance states that a Lot Line Adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the County's Zoning and Building Ordinances.

In general, this Lot Line Adjustment proposal will adjust the existing parcel sizes of two legal parcels to better fit the individual needs of each property owner and allow for the exchange of residences between both property owners that is part of an internal agreement/transaction without having a negative impact on agricultural resources. The Lot Line Adjustment will result in parcels that are **equal to and better than** the existing situation for the following reasons:

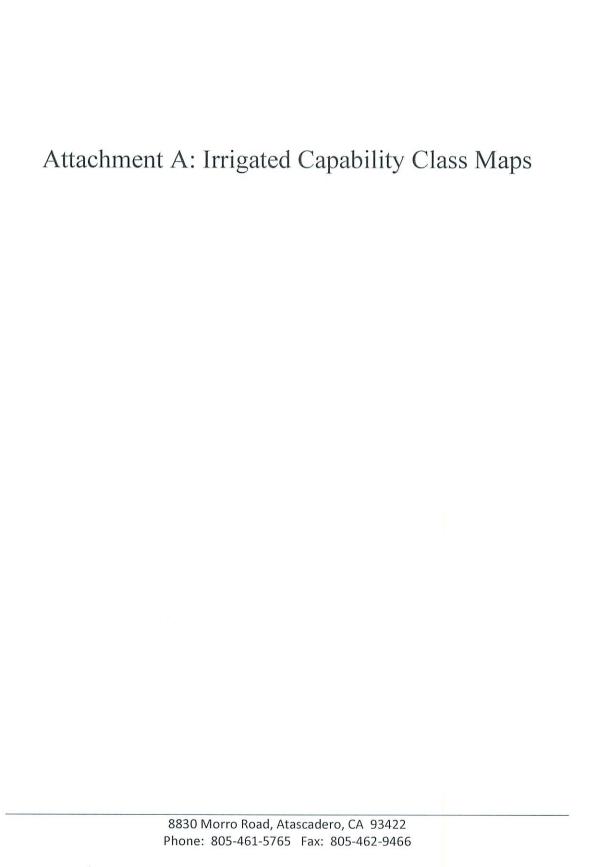
- The lot line adjustment does not create any more development potential than that which exists today and the parcels are both legal lots of record available to be developed consistent with applicable County regulations. From a zoning perspective, this is *equal to* the existing situation.
- The lot line adjustment will increase the grazing acreage on proposed parcel 1 and increase the foreseeable agricultural capability of proposed parcel 2. Parcel 2 has been relocated to an area that is more feasible for small scale farming operations and contains land that is better suited for planting of dry farm field crops. The topography of reconfigured parcel 2 is less steep and would better accommodate limited dry farm crops than the existing parcel configuration which has much steeper slopes and is better suited to grazing. From an agricultural resources perspective, this is better than the existing situation as it will increasing the grazing lands on parcel 1 and allow small scale farming on parcel 2.
- The proposed configuration of the lots will not change existing access points nor will it require new access roads or driveways. Access to both parcels is expected to remain the same, this is *equal to* the existing situation.
- Both lots will continue to be within the range of the minimum parcel sizes set forth in the Agricultural land use category, from a zoning perspective this is equal to the existing situation.
- Prime soils will not be impacted by the lot line adjustment, from an agricultural resources perspective, this is <u>equal to</u> the existing situation. Please refer to Attachments A & B for more details.

 The Lot Line Adjustment will increase the amount of acreage subject to the Williamson Act Contract. From an agricultural resources protection standpoint, this is <u>better than</u> the existing situation

Based on the above discussion, the project will maintain a position equal to or better than the existing situation, relative to the County's Zoning and Building Ordinances.

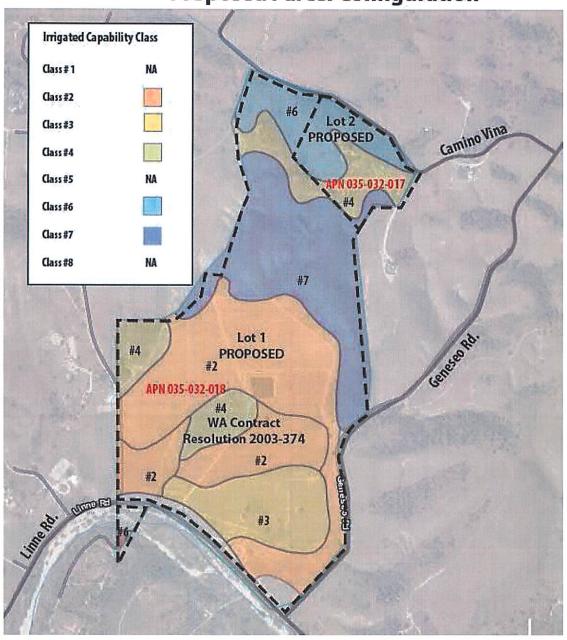
Environmental Review:

The Lot Line Adjustment qualifies for a General Rule Exemption (CEQA Guideline Section 15061) because the project will not negatively impact agricultural resources and will not change the land use or land use density. Further, the Lot Line Adjustment will not have an impact on the environment or sensitive environmental resources.

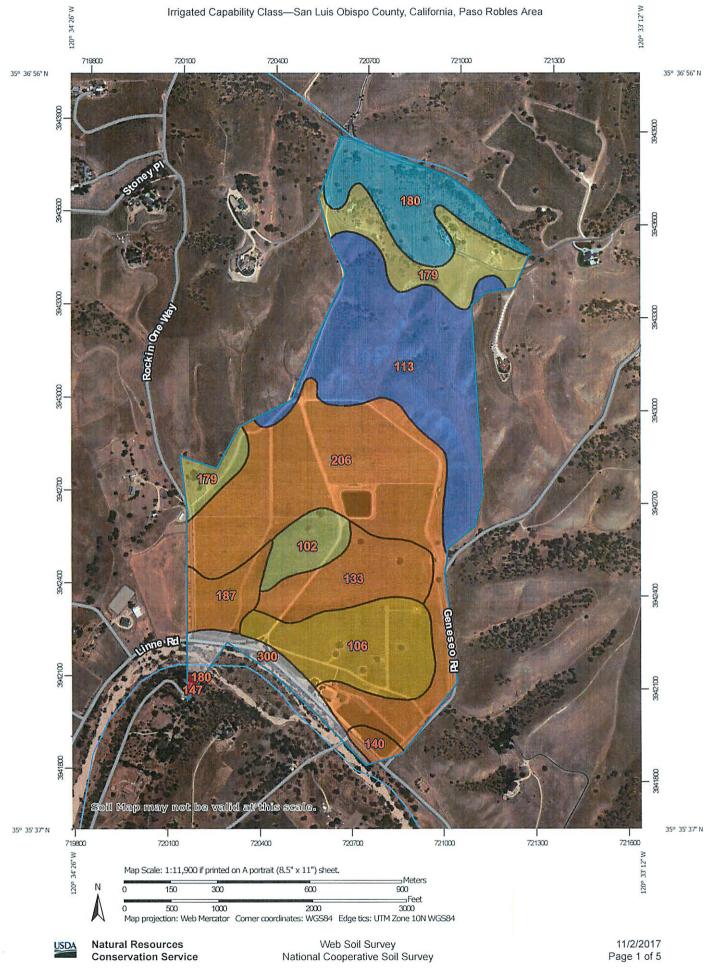


Existing Parcel Configuration Irrigated Capability Class Class#1 Class#2 Camino Vina Class#3 Class#4 Class#5 Class #6 EXISTING Class #7 Class#8 NA APN 035-032-018 Lot 1 **EXISTING** #4 WA Contract Resolution 2003-374 #2 #3

Proposed Parcel Configuration



Attachment B: Report from Web Soil Survey (Natural Resources Conservation Service)



This product is generated from the USDA-NRCS certified data as distance and area. A projection that preserves area, such as the Date(s) aerial images were photographed: Mar 16, 2016—Feb contrasting soils that could have been shown at a more detailed Maps from the Web Soil Survey are based on the Web Mercator Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil The orthophoto or other base map on which the soil lines were Soil Survey Area: San Luis Obispo County, California, Paso Soil map units are labeled (as space allows) for map scales compiled and digitized probably differs from the background projection, which preserves direction and shape but distorts imagery displayed on these maps. As a result, some minor Source of Map: Natural Resources Conservation Service Albers equal-area conic projection, should be used if more line placement. The maps do not show the small areas of The soil surveys that comprise your AOI were mapped at Please rely on the bar scale on each map sheet for map accurate calculations of distance or area are required. Coordinate System: Web Mercator (EPSG:3857) MAP INFORMATION Warning: Soil Map may not be valid at this scale. shifting of map unit boundaries may be evident. Survey Area Data: Version 11, Sep 13, 2017 of the version date(s) listed below. Web Soil Survey URL: 1:50,000 or larger. measurements. Robles Area 1:24,000. 23, 2017 Not rated or not available Capability Class - VIII Capability Class - VII Capability Class - VI Capability Class - IV Streams and Canals Capability Class - III Capability Class - V Interstate Highways Aerial Photography Major Roads Local Roads US Routes Rails Water Features **Transportation** Background MAP LEGEND ŧ Not rated or not available Not rated or not available Area of Interest (AOI) Capability Class - VIII Capability Class - VIII Capability Class - VII Capability Class - VII Capability Class - IV Capability Class - VI Capability Class - VI Capability Class - III Capability Class - V Capability Class - III Capability Class - IV Capability Class - V Capability Class - II Capability Class - II Capability Class - II Capability Class - I Capability Class - I Capability Class - I Soil Rating Polygons Area of Interest (AOI) Soil Rating Points Soil Rating Lines Щ Soils

Irrigated Capability Class—San Luis Obispo County, California, Paso Robles Area

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
102	Arbuckle-Positas complex, 9 to 15 percent slopes	4	11.1	3.5%
106	Arbuckle-San Ysidro complex, 2 to 9 percent slopes	3	34.1	10.8%
113	Balcom-Calleguas complex, 50 to 75 percent slopes	7	69.8	22.1%
133	Cropley clay, 2 to 9 percent slopes, MLRA 14	2	24.1	7.6%
140	Elder loam, 0 to 5 percent slopes, flooded	2	3.3	1.1%
147	Hanford and Greenfield soils, 0 to 2 percent slopes	1	0.6	0.2%
179	Nacimiento-Los Osos complex, 9 to 30 percent slopes	4	29.0	9.2%
180	Nacimiento-Los Osos complex, 30 to 50 percent slopes	6	28.5	9.0%
187	Rincon clay loam, 0 to 2 percent slopes	2	11.4	3.6%
206	Sorrento clay loam, 2 to 9 percent slopes, MLRA 14	2	93.7	29.6%
300	Corducci-Typic Xerofluvents, 0 to 5 percent slopes, occasionally flooded, MLRA 14		10.8	3.4%
Totals for Area of Inte	rest		316.3	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified



Tie-break Rule: Higher



San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN PLEMONS THEODORE V

580 CAMINO VINA PASO ROBLES CA 93446-7182

OWN PLEMONS THEODORE V REVOCABLE LIVING

Address Information

Status Address

P 00580 CAMINO VINA NCELPO

Lot Information:

Tract / Block /

Twnshp Range Section Community: Plan/Area: Lue 1: Lue 2: Lue 3: Lot: Flags: Misc

COAL99- 104 0005 North Cty. Plan North County P AG FH Y

Parcel Information

Status Description

Active PM 55-76 PAR 5

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537)

SAN LUIS OBISPO JT(27,40)

PASO ROBLES PUBLIC

NO. 01

AREA NO. 21

PASO ROBLES UNION (SB1537 BLO)



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County Government Center

San Luis Obispo, California 93408

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Case Information

<u>Case Number:</u> <u>Case Status:</u>

COD2013-00234 CLD Primary Parcel

Description:

COMPLAINT: UNPERMITTED ADDITION OF MASTER BED AND BATH W/O PERMIT (PMT13-03302 ASBUILT & PMT14-01183 SPRINKLERS ARE

PENDING)

PMT2005-02718 CMP Primary Parcel

Description:

AG EXEMPT BARN - 2100 SQFT FOR AG STORAGE, EQUIPMENT STORAGE

PMT2005-03064 FNL Primary Parcel

Description:

ELECTRICITY AND PLUMBING IN AN AG BLDG (PMT2005-02718) WITH 400 AMP PANEL

PMT2013-01928 CAN Primary Parcel

Description:

CANCELLED - NEW PERMIT(PMT2013-03302) REQUIRED FOR AS-BUILT SFD THAT INCLUDES THIS ADDITION. AS-BUILT ADDITION OF

BEDROOM / BATHROOM 741 S.F. & DECK 232 S.F.

(RESOLVES COD2013-00234)

PMT2013-03302 FNL Primary Parcel

Description:

AS-BUILT RESIDENCE WITH ADDITION (1871 SF), ATTACHED GARAGE (975 SF) LOFT (295 SF)& DECK (232 SF) (CONVERSION OF AG

EXEMPT BARN PMT2005-02718) **REAL TIME BILLING ***

PMT2014-00915 WIT Primary Parcel

Description:

WITHDRAWN - SEE PMT2013-03302

AS-BUILT RESIDENCE (2141 SF) WITH ATTACHED GARAGE (850 SF) & DECK (232 SF) (CONVERSION OF AG EXEMPT BARN

PMT2005-02718)

PMT2014-01183 FNL Primary Parcel

Description:

FIRE SPRINKLERS FOR AS-BUILT RESIDENCE & GARAGE PMT2013-03302/ NFPA 13D 2013 EDITION/ PIPING CPVC & LIGHT WEIGHT STEEL IN GARAGE/ SPRINKLERS HOUSE TY3596 & SIDE WALL IN KITCHEN & STORAGE ROOM ABOVE GARAGE VIKING VK480/ GARAGE TYCO

TY2234 175 DEGREE/ BOOSTER PUMP GOULDS HSC15, 5,000 GALLON WATER STORAGE TANK.

SUB2017-00045 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT - REDUCE APN 035-032-017+/- 26 ACRES (CURRENTLY 36.7 ACRES) & MOVE PARCEL WITH CREATING NEW LOT

LINES: S24 22'16 W658.73 & S43 05'32 E1240.39 - ALLOCATE +/- 10.7 ACRES TO APN 035-032-017

S000064N APV Related Parcel

Description:

CAMINO VINA



San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S980306L

RDD

Related Parcel

Description: 10 LOT LINE ADJUSTMENT



San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN S & A VINEYARDS A LLC

868 CAMINO VINA PASO ROBLES CA 93446-6366

Address Information

<u>Status</u> <u>Address</u>

P 00880 ROCKIN ONE WY NCELPO

P 07350 LINNE RD NCELPO
P 00868 CAMINO VINA NCELPO

Lot Information:

Tract / Block /

Twnshp Range Section Community: Plan/Area: Lue 1: Lue 2: Lue 3: Lot: Flags: Misc

COAL99- 104 0006 North Cty. Plan North County P AG FH Y

Parcel Information

Status Description

Active PM 55-76 PAR 6

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537)

SAN LUIS OBISPO JT(27,40)

PASO ROBLES PUBLIC

NO. 01

AREA NO. 21

PASO ROBLES UNION (SB1537 BLO)



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County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

<u>Case Number:</u> <u>Case Status:</u>

A020005A CMP Primary Parcel

Description:

ESTABLISH AG PRESERVE & ENTER INTO A LAND CONSERVATION CONTRACT

AGP2017-00006 REC Primary Parcel

Description:

WILLIAMSON ACT APPLICATION CONTRACT AMENDMENT TO REFLECT LOT LINE ADJUSTMENT

C1956 FNL Primary Parcel

Description:

SINGLE FAMILY DU W/ATT GARAGE

DRC2003-00003 CMP Primary Parcel

Description:

CONVERT EXISTING BARN TO WINERY AND TASTING ROOM

DRC2008-00020 CMP Primary Parcel

Description:

CONSTRUCTION OF APPROX 4000 SF STORAGE BUILDING & 75' X 60' STEEL ROOF COVER OVER EXISTING CRUSH PAD.

DRC2015-00038 APV Primary Parcel

Description:

CONSTRUCTION OF A NEW 13,279 SF BARREL STORAGE BUILDING, 4,128 SF BED AND BREAKFAST INN, ALLOW UP TO 20 SPECIAL EVENTS WITH NO MORE THAN 200 ATTENDEES, USE OF THE EXISTING KITCHEN AS A LIMITED FOOD SERVING FACILITY, INCREASE IN

CASE PRODUCTION OF UP TO 10,000 CASES

PMT2003-01612 FNL Primary Parcel

Description:

MOBILE HOME AS FARM SUPPORT QUARTERS/ WITH A FOUNDATION SYSTEM BY CENTRAL PIERS SPA 30-5F/ WITH A 8' X 30' DECK

PMT2004-01309 FNL Primary Parcel

Description:

CONVERT BARN TO WINERY, BARREL STORAGE, TASTING ROOM, EVENT DINING AND KITCHEN (PREVIOUS BARN PERMIT - #A9888). CONSTRUCT PUMP HOUSE(196SF). EXPANSION OF EXISTING LEACH FIELD, ADDITION OF GREASE TRAP AND ADDITION OF WINE PROCESS WASTE WATER TREATMENT SYSTEM. ADD 50X25 MECH/STORAGE -125LBS/FT- LOFT (NO OFFICE. DINING OR SALES

ALLOWED). SPRINKLERED

PMT2004-02696 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR WINERY AND TASTING ROOM PMT2004-01309 NFPA 13 1999 EDITION/ ORDINARY GROUP II HAZARD/ WITH FIRE

PUMP/ REVISION TO PLANS

PMT2007-02507 FNL Primary Parcel

Description:

CARPORT - 16' X 25' - 400 SF - OK TO ISSUE PER STEVE HICKS



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PMT2008-01992 FNL Primary Parcel

Description:

WINE BARREL STORAGE 4,000 SF W/MINOR GRADING. NUCOR MTL BLDG. FHZ H. PV ARRAY NIC. SSC D. MTL BLDG LA CERTIFICATION

1970.

PMT2009-00186 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR WINERY, ORD HAZ GRP 2, CLASS III COMMODITIES- (SEE PMT2008-01992)

PMT2009-00631 FNL Primary Parcel

Description:

50KVA GRID TIED (GROUND MOUNT) PHOTOVOLATIC SOLAR SYSTEM FOR CASS WINERY

PMT2013-00197 FNL Primary Parcel

Description:

60 KW ADDITION OF 42 SOLAR PANELS TO EXISTING GROUND MOUNT PV SYSTEM (PMT2009-00631) FOR CASS WINERY

PMT2014-02820 FNL Primary Parcel

Description:

Install 2 new Tesla Wall Connectors for Car chargers.

PMT2016-08004 ISS Primary Parcel

Description:

MAJOR ENGINEERED GRADING - (4) PADS (OFFICE, BARREL STORAGE, REC ROOM & BED/BREAKFAST UNITS), ACCESS ROADS, TWO PARKING LOTS, WASTEWATER PROCESSING & UTILITIES - (ALL DISABLED ACCESS & SITE WALL SEE BLDG PERMIT PMT2017-01057)

WDID # 340C380127 LEVEL: 2 QSP:VINCENT BRAVO #00305 ***DRC2015-00038***

PMT2017-01057 RVW Primary Parcel

Description:

PRE-ENGINEERED METAL BUILDING (14,459 SF), COVERED PORCHES (5651 SF) FOR WINE STORAGE (10,711 SF), COMMERCIAL

KITCHEN (1364 SF), LOUNGE WITH BAR (1834 SF) & PUBLIC RESTROOMS (550 SF) (PMT2016-08004 - MAJOR GRADING) DRC2015-00038 -

CASS WINERY

PRE2007-00123 REC Primary Parcel

Description:

AT CASS WINERY IN PASO ROBLES

SEP2011-00787 ISS Primary Parcel

Description:

Septic Inspection

SEP2015-00435 ISS Primary Parcel

Description:

Septic Inspection

ZON2014-00193 APV Primary Parcel

Description:

VACATION RENTAL



12/26/2017 4:37:55PM

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87395 EXP Related Parcel

Description:

RESTORE AS BUILT GRADING

A9888 FNL Related Parcel

Description:

BARN AND GRADING

C1955 FNL Related Parcel

Description:

GRADING FOR RESIDENCE & DRIVEWAY & RET'G WALL C.SMITH, AIA/BUENA GETOECHNICAL/N. HALLIN, GE

C4081 FNL Related Parcel

Description:

FIRESPRINKLERS RESID.& GARAGE PIPING CPVC SPRLS VIKING MIRAGE,M-4,M-6,HORIZONTAL SIDEWALLS

C5238 FNL Related Parcel

Description:

GRADING FOR HORSE RIDING ARENA PLANS DRAWN BY OWNER

G010020F CMP Related Parcel

Description:

LAFCO REFERRAL-GROUND SQUIRREL HOLLOW CSD PMT2002-10203 EXP Related Parcel

Description:

AG EXEMPT BARN

PMT2002-17940 WIT Related Parcel

Description:

WITHDRAWN CONST SINGLE FAMILY DWELLING W/ATT GARAGE

PMT2002-17958 WIT Related Parcel

Description:

WITHDRAWN CONST SINGLE FAMILY DWELLING W/ATT GARAGE

PMT2002-17978 WIT Related Parcel

Description:

WITHDRAWN CONST SINGLE FAMILY DWELLING W/ATT GARAGE

PMT2002-17986 WIT Related Parcel

Description:

WITHDRAWN CONST SINGLE FAMILY DWELLING W/ATT GARAGE

PMT2002-21089 WIT Related Parcel

Description:

WITHDRAWN CONST SFD DO# B2269



12/26/2017 4:37:55PM

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Telephone: (805) 781-5600

PMT2002-21090 WIT Related Parcel

Description:

WITHDRAWN CONST SFD DO# B2271

PMT2002-21092 WIT Related Parcel

Description:

WITHDRAWN CONST SFD DO# B2272

PMT2002-21098 WIT Related Parcel

Description:

WITHDRAWN CONST SFD DO# B2273

PMT2002-21104 WIT Related Parcel

Description:

WITHDRAWN CONST SFD DO# B2274

PMT2002-21169 WIT Related Parcel

Description:

WITHDRAWN CONST SFD DO# B2268

PMT2002-21170 WIT Related Parcel

Description:

WITHDRAWN CONST SFD DO# B2267

S000064N APV Related Parcel

Description: CAMINO VINA

S800010C RDD Related Parcel

Description:

PROP 1 CERT OF COMP

S890089L RDD Related Parcel

Description:

LOT LINE ADJUSTMENT FOR 5 PARCELS

S950090L RDD Related Parcel

Description:

LOT LINE ADJUSTMENT OF 2 PARCELS

S950171N CMP Related Parcel

Description:

LUNAR RIDGE RD/LOT LINE ADJUSTMENT

S980306L RDD Related Parcel

Description:

10 LOT LINE ADJUSTMENT



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SUB2017-00045

Telephone: (805) 781-5600

REC

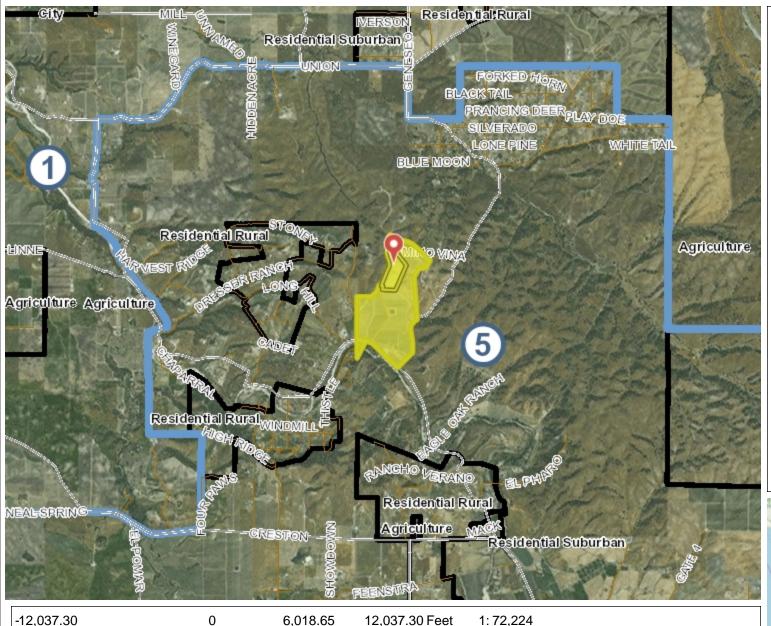
Related Parcel

Description:

LOT LINE ADJUSTMENT - REDUCE APN 035-032-017+/- 26 ACRES (CURRENTLY 36.7 ACRES) & MOVE PARCEL WITH CREATING NEW LOT LINES: S24 22'16 W658.73 & S43 05'32 E1240.39 - ALLOCATE +/- 10.7 ACRES TO APN 035-032-017



Interactive Data Viewer



Legend

Roads

- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance
- Supervisor Districts Land Use Outlines



6,018.65 12,037.30 Feet 0



The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable. Map for Reference Purposes Only

WGS_1984_Web_Mercator_Auxiliary_Sphere © County of San Luis Obispo Planning and Building Department



Interactive Data Viewer



-3,009.33 0 1,504.66 3,009.33 Feet 1:18,056

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Map for Reference Purposes Only

Legend

SLO County Parcels

Roads

- ___ CalTrans
- Maintained by SLO CO
- Private Maintenance
 - Federal or State Maintenance

H

Supervisor Districts

Land Use Outlines

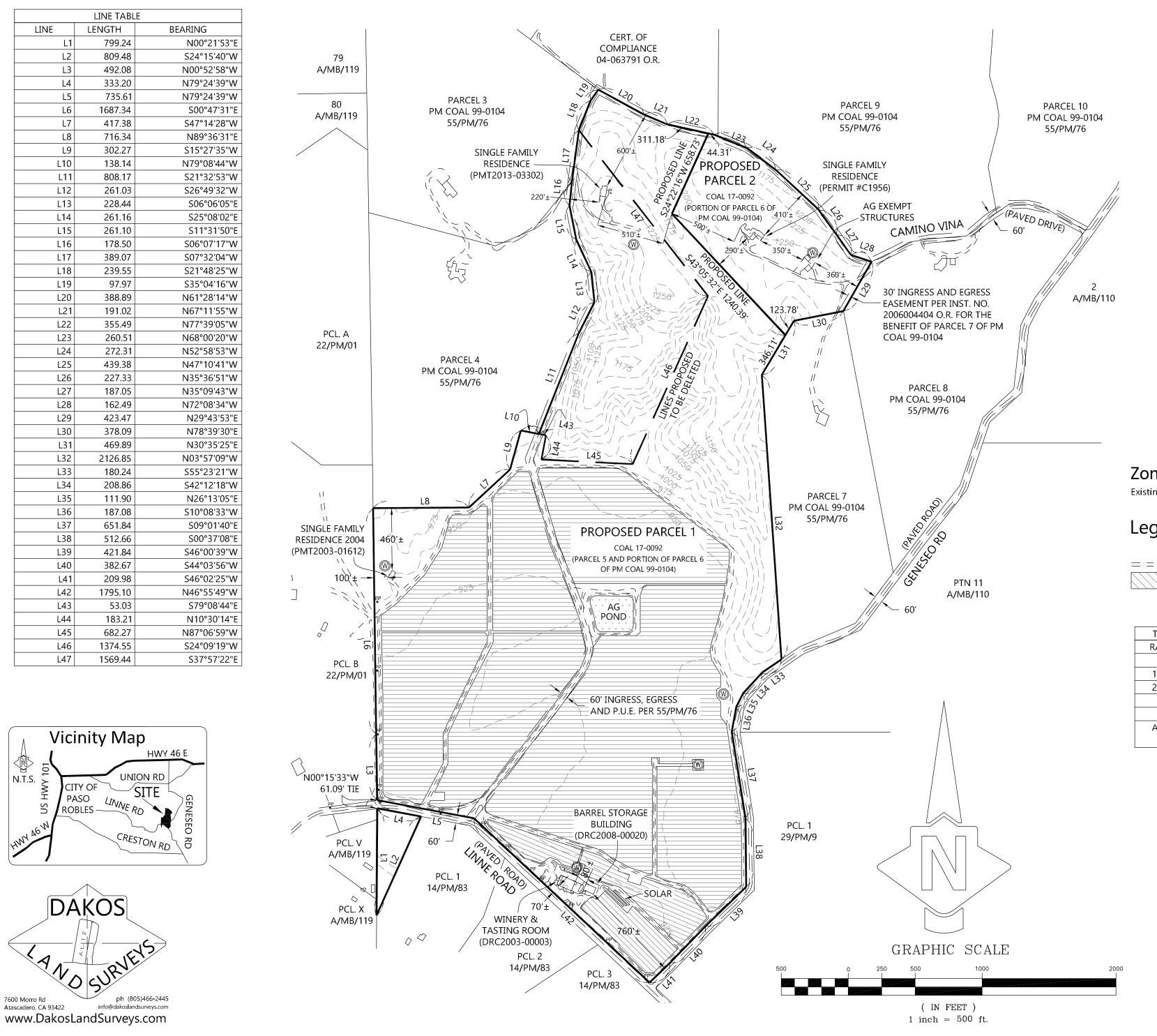


REVISIONS				
I.S.	DATE			
05-252	12-27-04			
05-252	12-28-04			
NA	08-05-05			
NA	10-16-15			
l				

2400' GB THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PTN. HUER HUERO RHO. AND ADJACENT LANDS; R.M. Bk. A, Pg. 110.

ASSESSION SALMAR GEODINTY OF SAN LUIS OBISPO, CA. BOOK 035 PAGE 032



Owners

Theodore V. Plemons, Trustee of the Theodore V. Plemons Revocable Living Trust dated December 16, 2016

580 Camino Vina, Paso Robles, CA 93446 (APN 035-032-017)

S & A Vineyards LLC, a California limited liability company

7350 Linne Rd, Paso Robles, CA 93446 (APN 035-032-018)

PROPOSED PARCELS

273.28 AC

Area

Original Proposed Parcel 5, PM COAL 99-0104 26.0± AC 36.7± AC PARCEL 2, COAL 17-0092 APN 035-032-017

Parcel 6, PM COAL 99-0104 265.6± AC PARCEL 1, COAL 17-0092 276.3± AC APN 035-032-018

Unplottable Easements

THERE ARE CERTAIN UNPLOTTABLE EASEMENTS AFFECTING THIS PROPERTY:

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, EASEMENT HOLDER PER DOCUMENT RECORDED SEPTEMBER 22, 1941 IN BOOK 306, PAGE 134 OF OFFICIAL RECORDS.

THE PACIFIC GAS AND ELECTRIC COMPANY, EASEMENT HOLDER PER DOCUMENT RECORDED AUGUST 13, 2001 AS INSTRUMENT NO. 2001-060400 OF OFFICIAL RECORDS.

Notes

SITE FEATURES SHOWN ARE APPROXIMATE AND BASED ON DATA COMPILED FROM INFORMATIONAL SOURCES AND AN AERIAL SURVEY PERFORMED BY GOLDEN STATE

PARCEL BOUNDARY INFORMATION SHOWN IS BASED ON RECORD DATA INFORMATION PER PARCEL MAP COAL 99-0104, 55/PM/76 AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.

Zoning & Land Use

Existing and Proposed: Agriculture

Legend

=:=:=:=:=

UTILITY POLE TRAVELED WAY VINEYARD BLOCK APPROXIMATE

WELL LOCATION

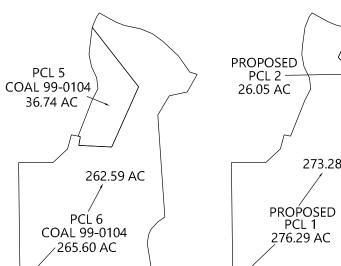
TERRAIN SLOPE DATA		
RANGE	AREA (ACRES)	
0%-10%	174.7	
10%-20%	38.1	
20%-30%	30.9	
30% +	57.64	
TOTAL	301.34	
AVERAGE		
SLOPE	16.9%	

Site:

NO. 8769

ATE OF CALIFO

EXISTING PARCELS



PRELIMINARY LOT LINE ADJUSTMENT MAP

COAL 17-0092

7350 Linne Rd & 580 Camino Vina

Requested Steve Cass PROPOSED LOT LINE ADJUSTMENT OF PARCELS 5 AND 6 OF PARCEL MAP COAL 99-0104, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER 55/PM/76.

PRELIM. TITLE REPORT: FIRST AMERICAN 4001-5489697 MAP REVISION DATE: 11-20-2017

JOB FILENAME: 17-094 Cass Linne LLA Drafter: Sheet: Scale: Project: 1" = 500' | 15-027 17-094 1 of 1